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PUBLIC REALM

Open Space

- Extend the Emerald Necklace by completing plans for its design and connecting it to the open space programs of the Harborpark project and the Dudley initiative.
- Create Open Space Trust Fund, using 15 percent of the revenue from the sale or lease of public property, to be used exclusively for neighborhood parks and playgrounds.
- Use zoning as a tool to preserve open space for recreation or conservation.
- Reforest Boston with neighborhood tree planting programs on city-owned vacant lots and with adopt-a-block programs to encourage businesses and building owners to plant street trees.

Preservation

- Retain and re-use the downtown buildings rated by the Boston Landmarks Commission in its categories 1-3.

New Development

- Encourage new development in vacant and underutilized downtown areas that are accessible to public transportation and have potential for additional parking, such as North Station and Bedford Crescent/South Station.
- Establish a 300'-350' height limit (measured to the parapet) with bonuses up to 450'-500' in Economic Revitalization Areas.
- Establish height limits to between 40' and 155' in the remaining portions of downtown.

Design Standards

- New design guidelines are proposed to reinforce the human scale of Boston's core by dividing new development into familiar block and building sizes, reinforcing traditional patterns of streetwalls, and providing variable setbacks for taller building elements. Local district character should be preserved through the use of traditional masonry materials and facades that relate to older downtown buildings.



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Microclimate and Environmental Standards

- Microclimate and environmental standards are proposed to protect the ecology of the central city environment that is so critical to the health and well-being of those who live and work there. Establish standards which require wind tunnel testing for development exceeding certain heights; require that the massing and height of new development minimize new shadows and daylight obstruction; discourage interference with existing air circulation patterns; require measures to reduce wastewater entering the system; and prevent new development from adversely affecting groundwater levels.

ECONOMIC DEVELOPMENT

New Development

- Establish Economic Revitalization areas with height limits of 300'-350' and discretionary height bonuses up to 450'-500' total.
- Revise zoning regulations to create three different types of PDA's:
 - PDA-1 for institutional development projects on lots over one acre, with a maximum height limit of 300'.
 - PDA-E for economic development projects on lots more than one acre with maximum discretionary height bonus of 400'-450', except in ERA's where maximum discretionary height is 450'-500'. Linkage contributions for bonus floor areas above 300' must be paid when any building permits is issued.
 - PDA-R for residential development projects (at least two-thirds housing) on lots over 20,000 square feet with maximum height of 450'-500'.

Access/Circulation

- Increase the number of central Boston parking spaces by 5,000-10,000, adding spaces each at peripheral locations on the Southwest Corridor, over the Massachusetts Turnpike Air Rights, at the Prudential Center and at North and South Stations.
- Institute circumferential transit improvements within the city, such as the Bowdoin/Charles connector between the Blue and Red Lines, which will improve access to and through the downtown.

- Improve traffic management by reversing traffic flow along key routes at peak hours; using channel lanes for left hand turns; providing police direction; sequencing traffic signals; creating bus and car-pool lanes; expediting improvements underway for Dewey Square, Park Square, the Copley, and North Station; and making street improvements on Essex Street and Herald Street/Southeast Expressway.
- Require access plans for new projects over 100,000 square feet, and parking spaces (5 per 10,000 square feet), in new buildings unless the access plan provides suitable alternatives.

ECONOMIC JUSTICE

Jobs

- Establish by Executive Order that 50% of all construction jobs created in downtown development projects be held by Boston residents, 25% by minorities and 10% by women.
- Establish the standard that 50% of all permanent jobs created in downtown development projects be held by Boston residents.
- Developers of projects on publicly-owned land shall allocate not less than 10% of the general contractor's bid price for minority business enterprise: promote voluntary compliance on all other projects.
- Expand Boston's employment and training programs to include: educational programs, adult literacy and skill training, job placement for youth and adults, and services for in-school young people during the school years and summer.
- Require development of commercial buildings over 100,000 square feet to submit a childcare plan that meets the needs of tenants' employees.

Housing

- Increase residential capacity in central Boston by approximately 5,000 units between 1985 and 1995; allow a maximum discretionary height of 450'-500' for PDA-R projects.
- In predominantly residential areas of the downtown where existing non-residential uses of more than 25,000 square feet are being converted to other uses, require that at least 50% of total space converted must be for residential occupancy. Linkage monies would be targeted to these

- Provide for 20% subsidized housing in certain new residential projects by development formulas which allow internal rent skewing or use public and private financial mechanisms to achieve mixed income diversity.
- Establish a Housing Replacement program requiring developers who convert a building from a residential to non-residential use to provide replacement housing and relocation expenses.

Linkage

- Revise the linkage formula for downtown development projects to require a contribution of \$6 per square foot payable over five years with the first \$5 going to housing and the additional \$1 going for job training; for neighborhood development projects, the linkage formula is unchanged.
- For buildings over 300 feet in height, require that the linkage contribution on all floor area above 300 feet be paid when a building permit is issued, and be divided equally between housing and job training.
- Initiate "parcel-to-parcel" linkage whereby developers of publicly-owned parcels in the neighborhoods would be given the benefit of developing a "linked" downtown site.
- Issue regulations for the housing creation linkage program providing incentives for developers to build or rehabilitate housing.
- Target a substantial amount of first generation linkage payments to abandoned housing owned by the city of Boston.
- Expand job training programs such as Boston Works with linkage payments.

OPEN PROCESS

Plan Review

- Form a Downtown Planning Advisory Committee (PAC) and other neighborhood PAC's throughout the city.

Project Review

- Create a Design Advisory Board to advise the City on design related development issues.
- Revise comprehensive BRA Development Review Procedures.

- Organize a Development Information Center to make available public information on development projects over 100,000 square feet.
- Revise public hearing and notification procedures for all Boards, Agencies and Commissions involved in development decisions to provide better notification to neighborhood groups and residents and more convenient hearings and meetings.
- Establish by agreement between the City and all relevant State agencies a simplified, concurrent development review process.

Zoning

- Develop a new zoning ordinance for Boston, making it readable, understandable, and accessible to the public.
- Adopt an Interim Overlay Zoning District ordinance to ensure that the downtown planning process can proceed unimpeded and to manage development while the plan is being completed.

